



Planning & Community Development and Land Use Overview

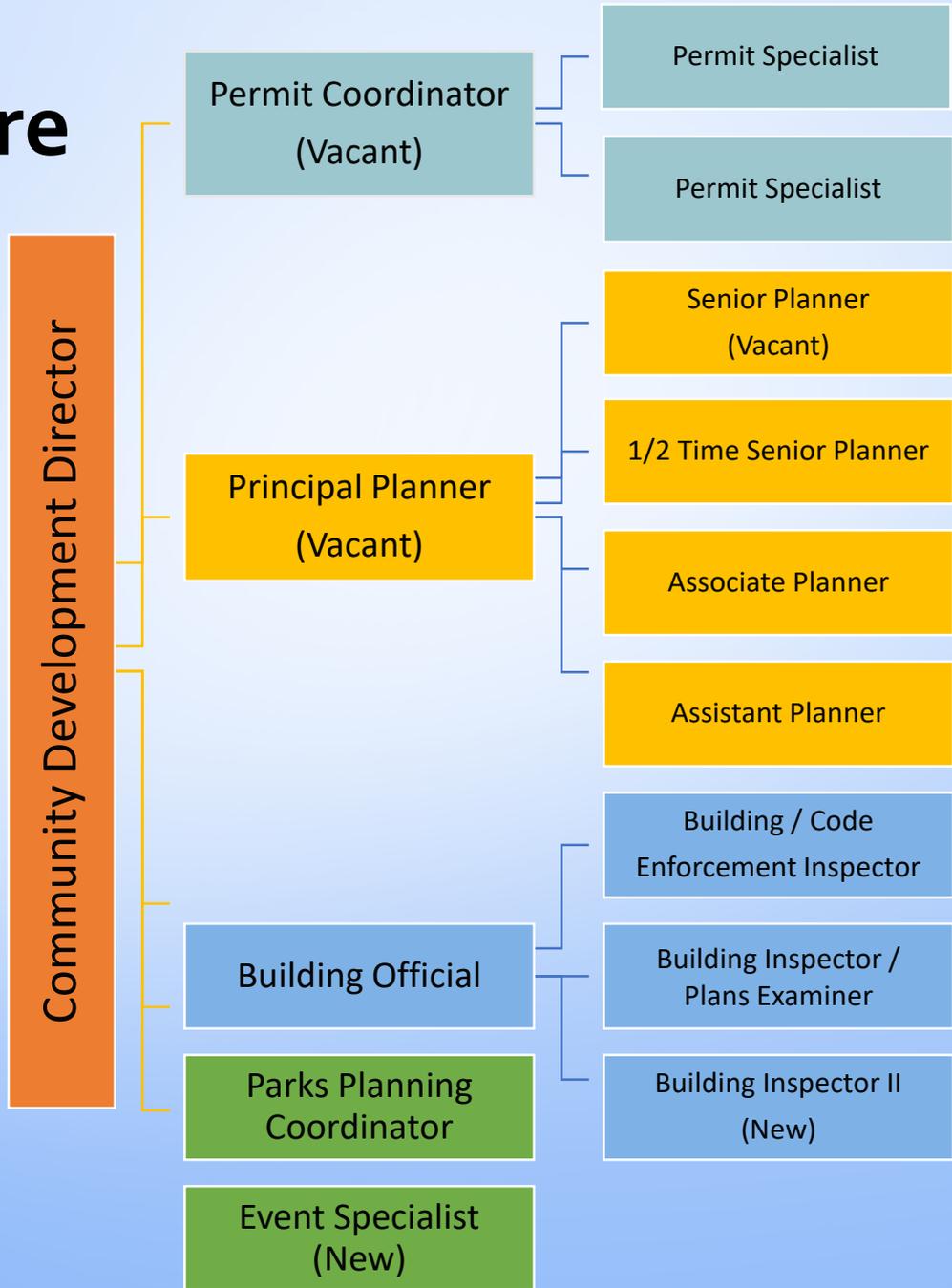
City Council Workshop – January 7, 2020



Planning & Community Development

Department Structure

PCD Structure



PCD Division Responsibilities

Planning Division

- Long Range Planning
- Code Development
- Land Use Permits
- Code Enforcement
- Economic Development
- Planning Commission Support

Building & Permits

- Building Permits
- Building Inspections
- Code Enforcement
- Permit Intake
- Permit Setup

PCD Division Responsibilities

Parks Division

- Park Planning
- Park Development Contracts
- Special Use Permits
- City & Private Recreational Events
- Park Board Support
- Arts Commission Support



Growth Management Act

Growth Management Act

- WA State adopted GMA in 1990
- Requires agencies to develop 20-Year Plans
- Plans & regulations must be updated periodically
- Comprehensive plans establish a land use framework
- Before GMA, the primary state law affecting local decisions was the State Environmental Policy Act (SEPA)
- Decisions were made project by project approach
- Local land use & capital project decision-making were *ad hoc*, piecemeal & reactionary

Why was GMA passed?

- The sheer volume of growth in the 1980's
- By 1990 the state population surged to 4.9 million
- State law & local government processes were not configured to manage the volume of growth.
- Conflict in roles & decision of local governments between counties, cities and special utility districts.
- Conversion of rural land to suburban sprawl, the loss of agricultural lands, degradation of natural systems & the inefficient provision of local services and facilities



Other Perspectives

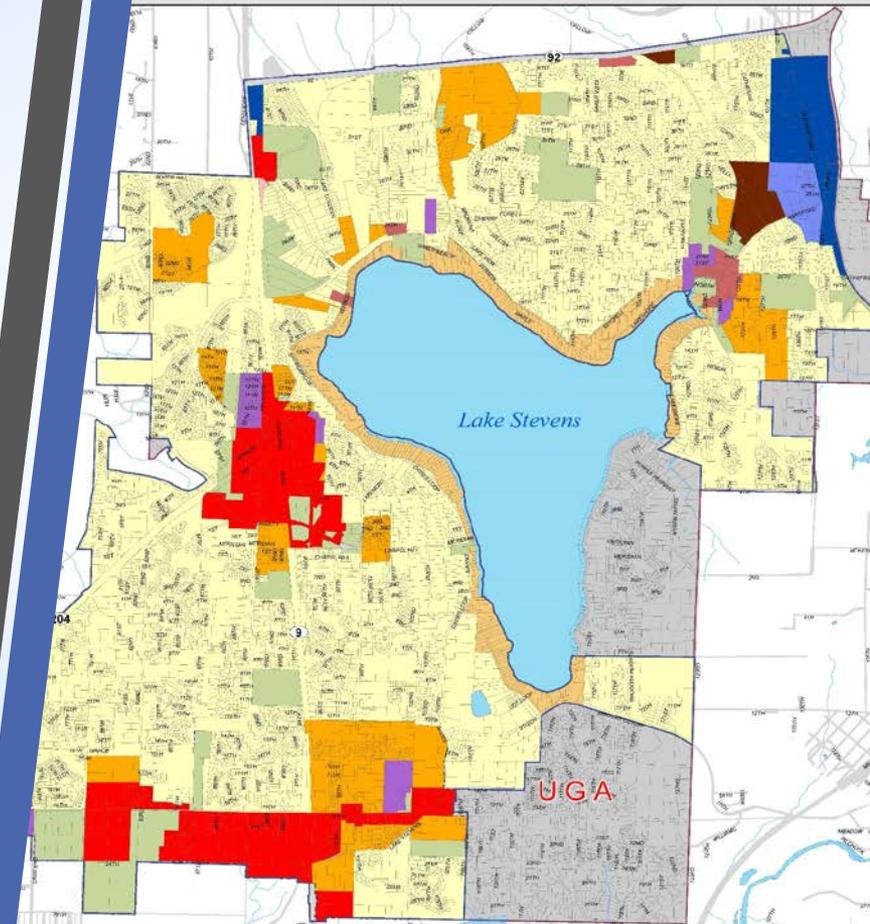
- Snohomish County
 - Consultants



Planning in Lake Stevens

Lake Stevens Comprehensive Plan

- Lake Stevens adopted its first plan in 1994
- Major updates have occurred in 2006 & 2015
- Lake Stevens' Plan focuses on developing Growth Centers
- Subarea Plans were adopted in 2012 & 2018
- Plans can be updated annually



Comprehensive Plan - 2019 Land Use Map

Designations	Color	Designations	Color
Local Commercial (LC)	Light Blue	Planned Business District (PBD)	Brown
Mixed Use (MU)	Purple	Light Industrial (LI)	Light Blue
Commercial	Red	General Industrial (GI)	Dark Blue
Downtown / Local Commerce (D/LC)	Orange	GI Development Agreement (GIDA)	Dark Blue
Public / Semi-Public (P/SP)	Light Green	Public / Semi-Public (P/SP)	Light Green

Subarea Boundaries

Features

Waterbody	Blue
Stream	Blue



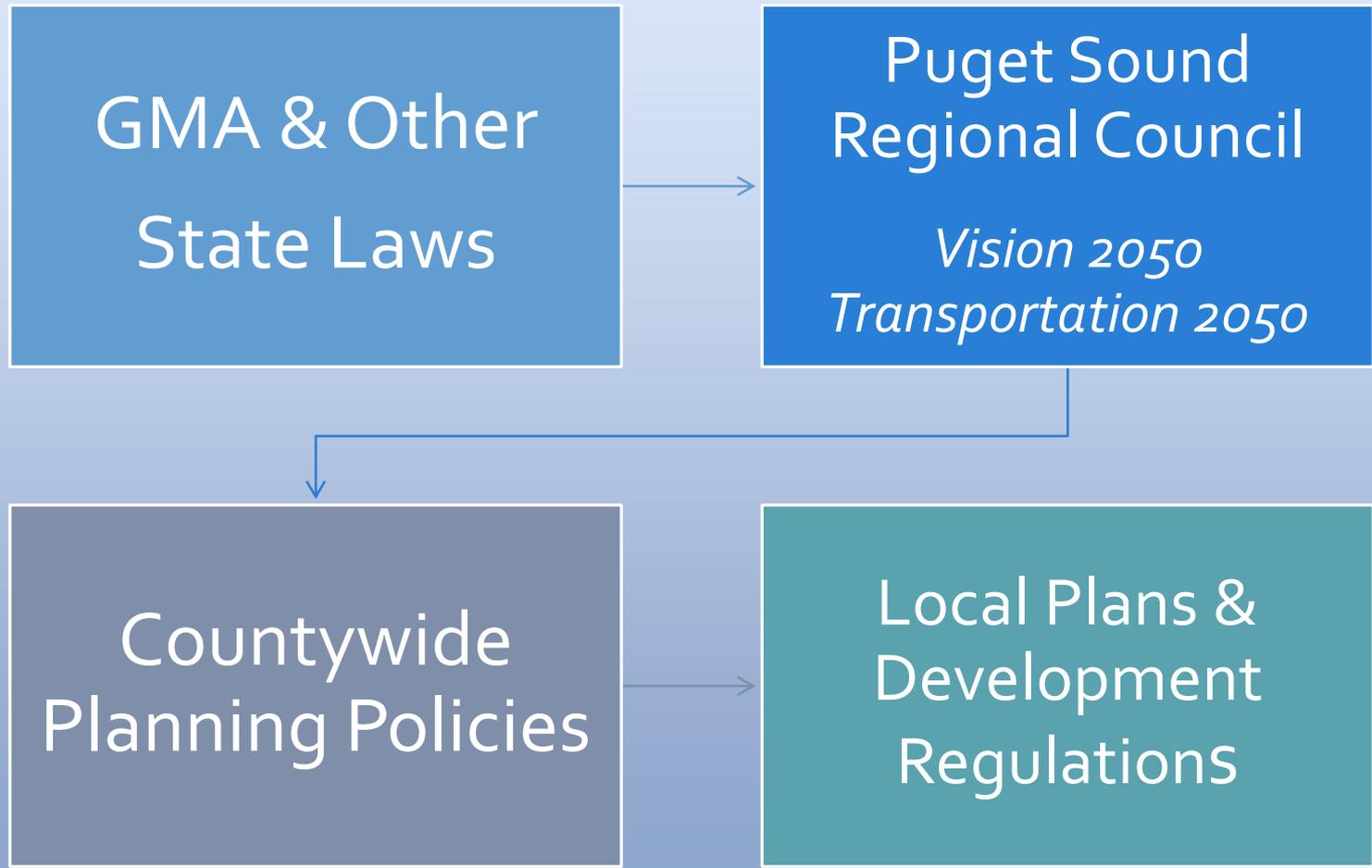
0 400 800 1,600 Feet

Revised by Ordinance No. 1073

2015 Comprehensive Plan Update

- The 2015 update provided a time to reflect on the state of the city:
 - Where did the city start?
 - What has the city accomplished?
 - How has the city changed?
 - Where is the city going?
 - What changes need to be made to the plan?

GMA Hierarchy



Mandatory Elements



Land Use



Housing



Parks and
Recreation



Economic
Development



Transportation

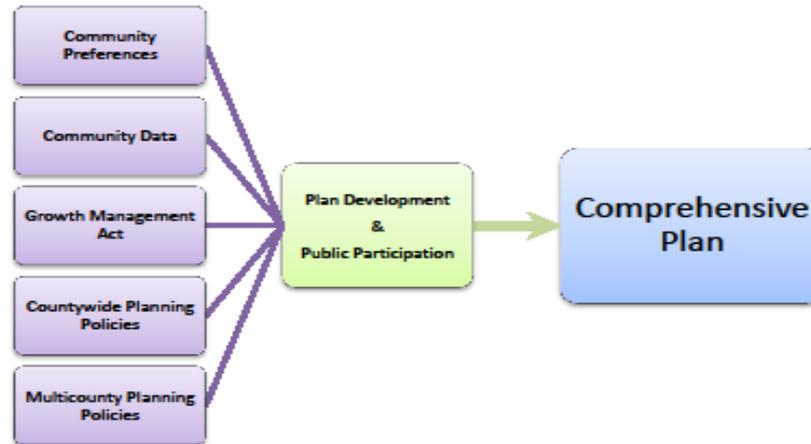


Utilities

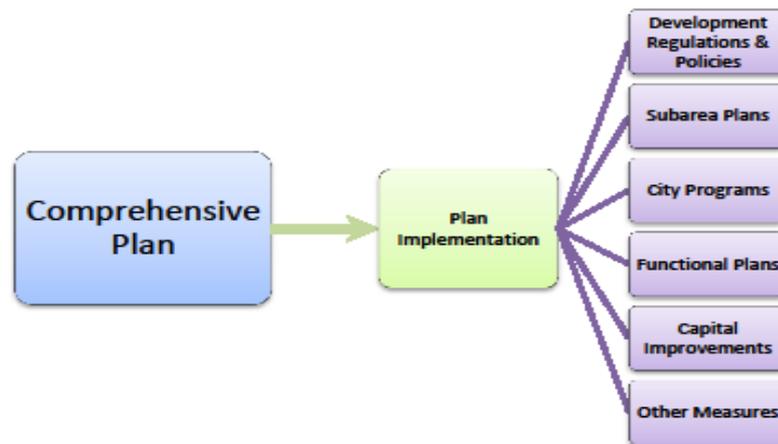


Capital
Facilities

IMPLEMENTATION



Comprehensive Plan Development



Comprehensive Plan Implementation

Community Feedback & Issues

- Cottage housing & townhouses - high-density housing options
- Retail, High-tech industry & professional offices - most important employment sectors
- Growth should be directed to southwest Lake Stevens
- Schools & neighborhoods - city's greatest strength
- Traffic - greatest concern
- More access to shopping & restaurants
- Sidewalks & paths - important public improvements both for transportation & recreation

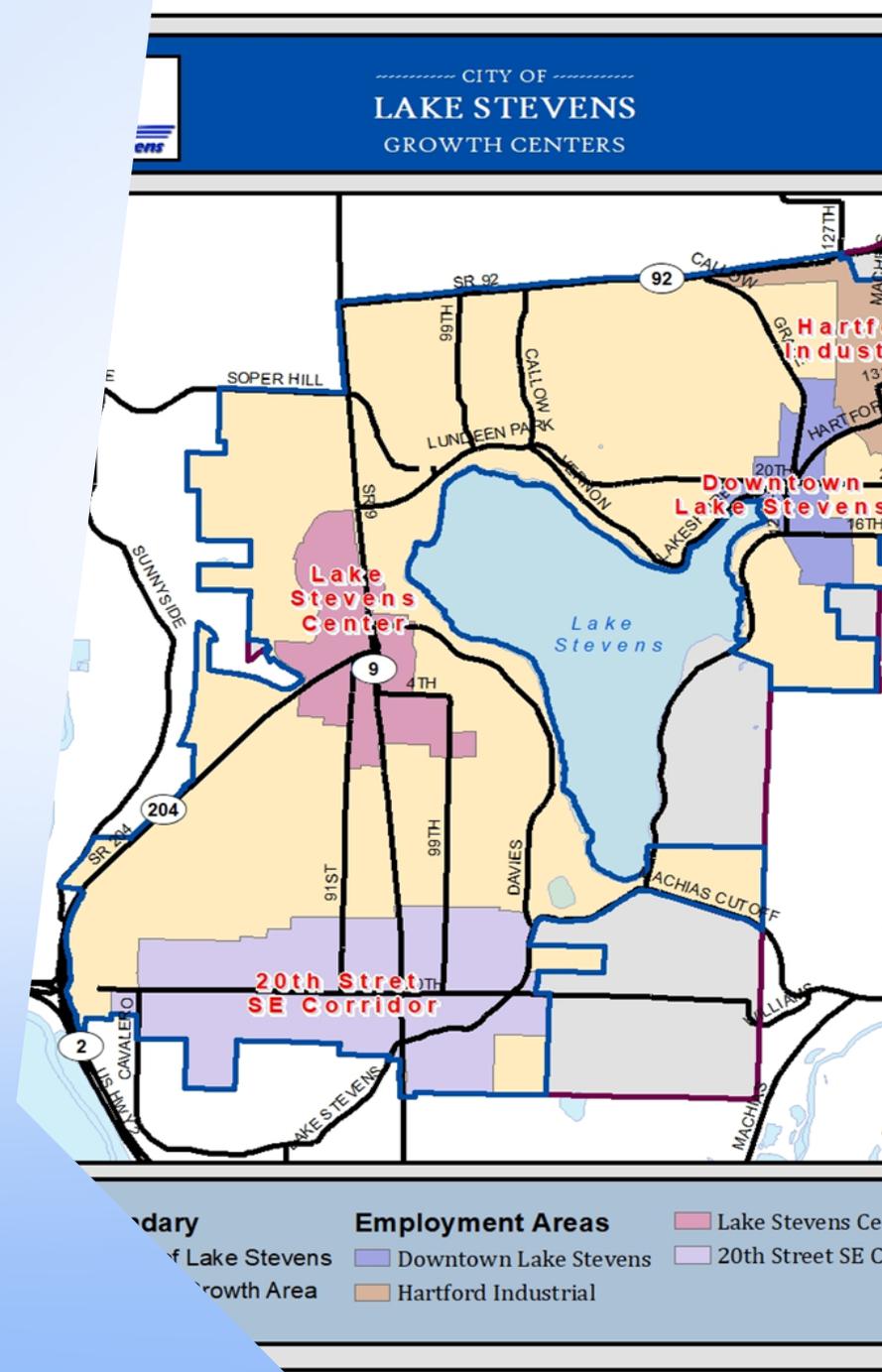
What Changed?

- Plan integrates state, regional & countywide planning policies
- Addresses land use changes from annexation & growth
- Plan updates statistical information, growth projections housing data & capital facilities needs
- Fresh vision statements & new goals emerged for each element
- Subarea Planning
- Annexations

As Lake Stevens continues to grow in population & area, the city will strive to create balanced opportunities for residential growth, varied housing types, employment, commercial endeavors & public services for all people to live, work, learn & play throughout the community.

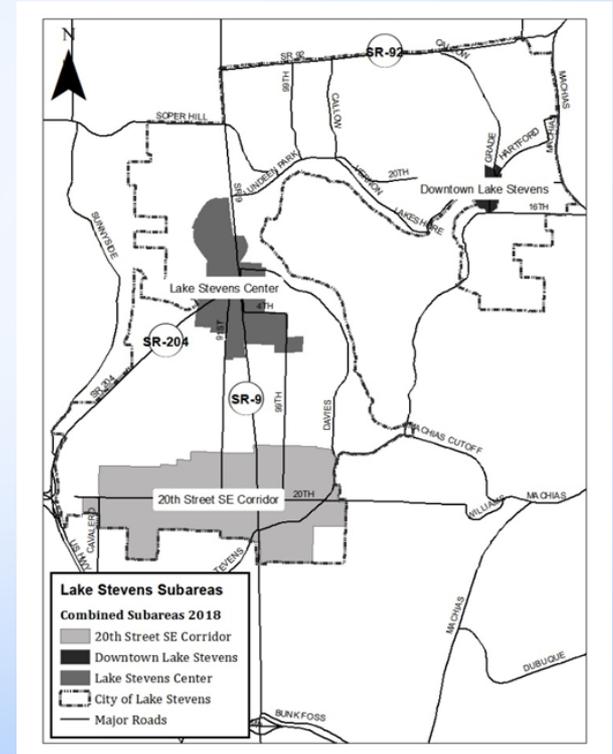
Growth Strategy

- The city's growth strategy directs residential & employment growth into concentrated centers
- Each Growth Center has varying suitability for land uses due to location, access to the transportation network, size, development potential & parcel sizes
- In 2010, the city completed an Economic Development Assessment.
 - The main findings suggested residents were spending retail dollars outside the city and leaving the city to work.
- The city's ultimate goal for each center is to develop a unique subarea plan to serve slightly different markets ensuring economic diversity & vitality



Subareas

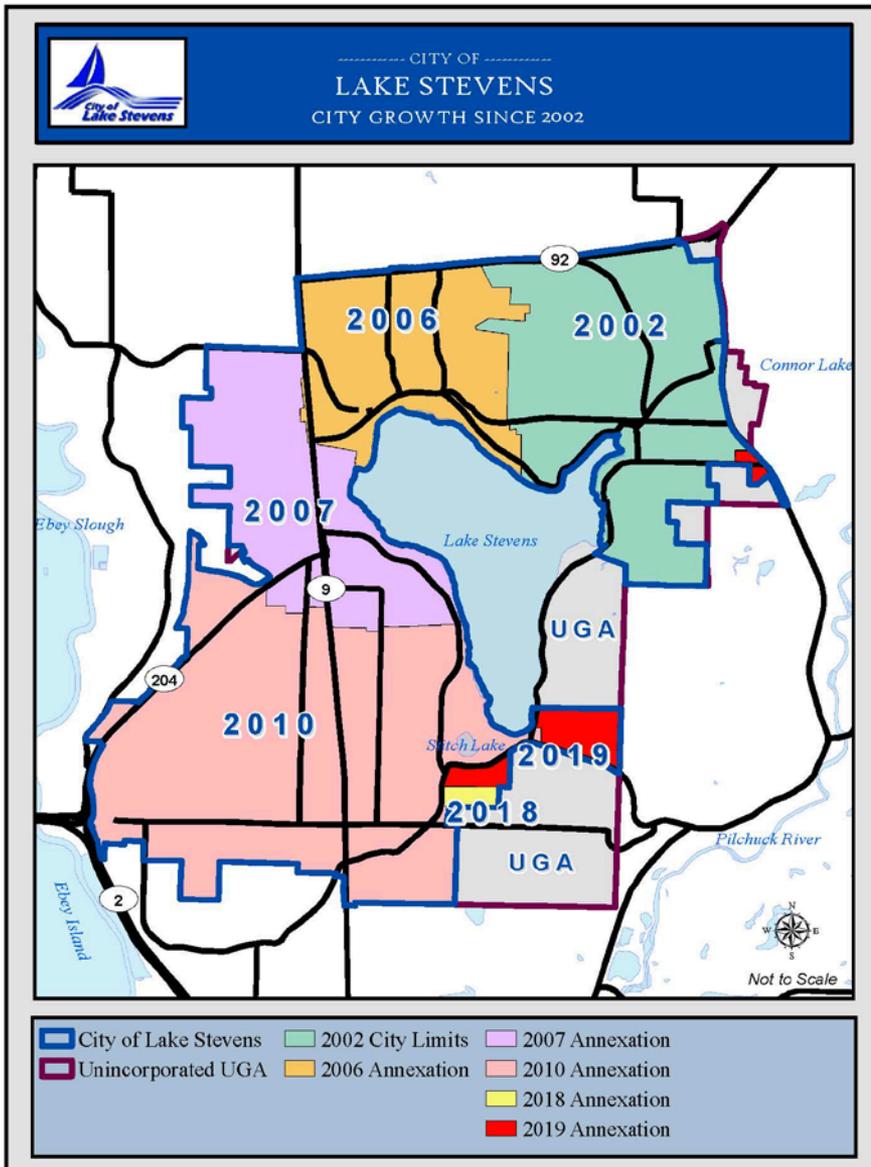
- The city has adopted three Subarea Plans:
 - Lake Stevens Center
 - 20th Street SE
 - Downtown Lake Stevens
- As a development incentive, the city adopted a Planned Action Ordinance for each subarea to satisfy State Environmental Policy Act review requirements.
- Adoption of the plans resulted in area-specific design guidelines, development regulations & zoning districts.





Buildable lands & growth targets

Changing City



Population 2000	Population 2018	Growth 2000 - 2018	% Change
6,361	32,570	[26,209]	412%

City Area 2002	City Area 2006	City Area 2007	City Area 2010
1,500 acres	2,350 acres	3,345 acres	5,760 acres

- **Current Population – 33,636**
(unofficial estimate includes 556 people from recent annexations)
- **Lake Stevens & UGA total area – 7,950 acres**

Growth Targets

Population

- ▶ City – 39,340
- ▶ UGA – 7,040

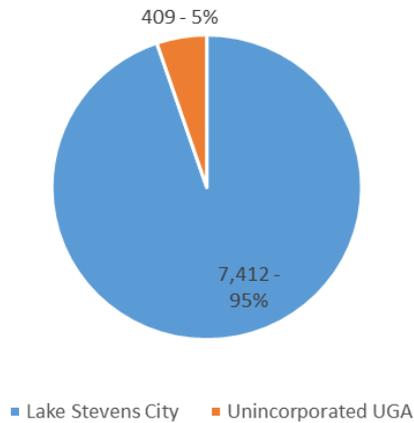
Jobs

- ▶ City – 7,412
- ▶ UGA – 576

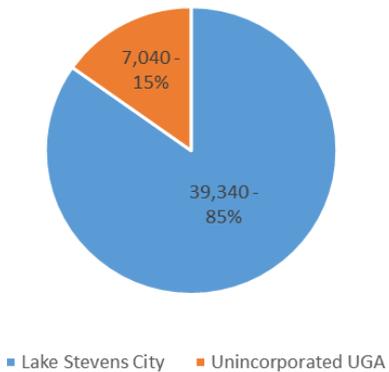
2015 & 2018, 2,500 lots have been created or are pending approval

Through 2018 city has achieved 79% of its population target (70% entire UGA)

2035 Employment Target



2035 Population Target

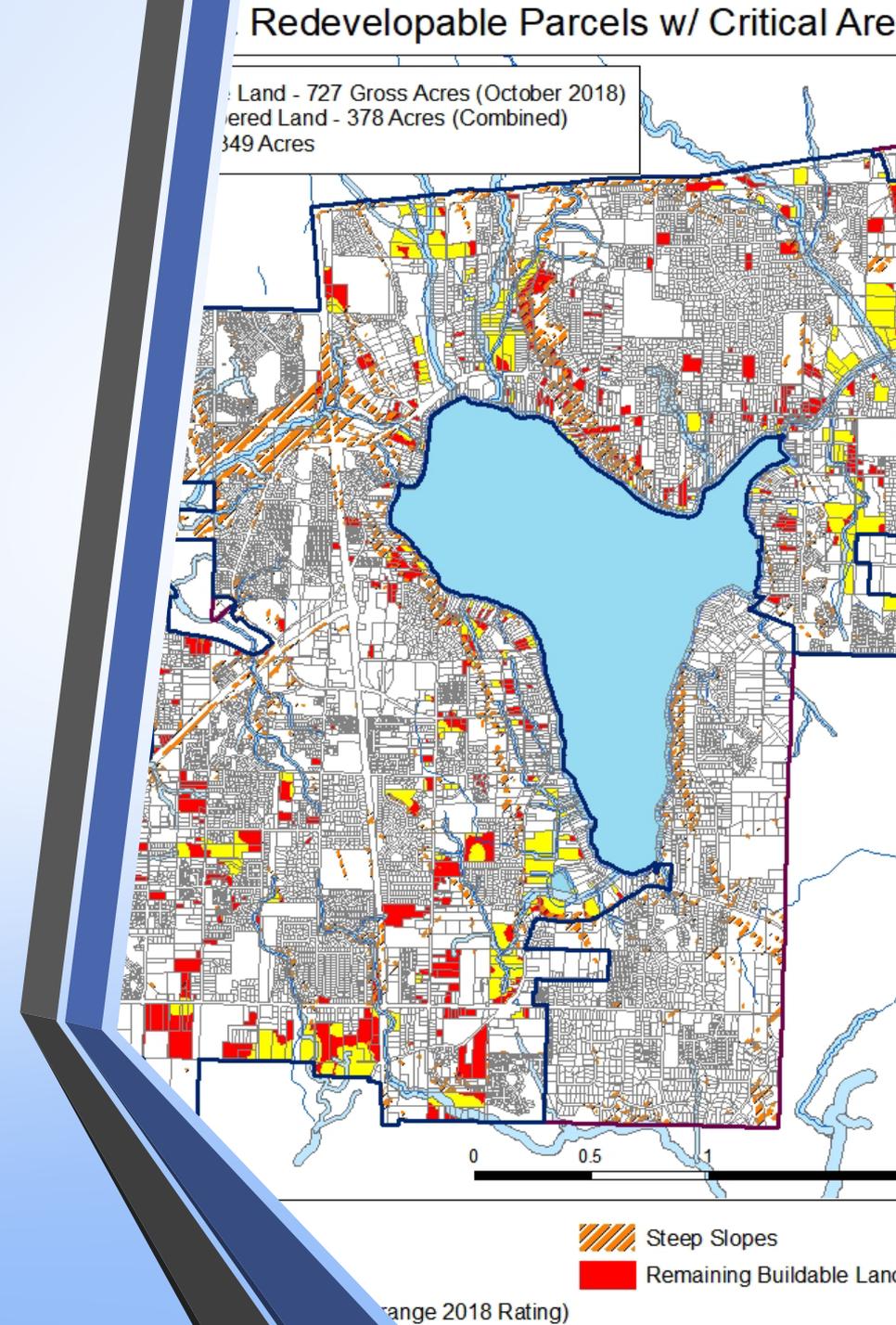


Major Commercial since 2015

- Trestle Station
 - Gas station
 - Restaurants & Services
- Vernon Village
 - Restaurants & Services
- Frontier Village Remodel
 - TJ Maxx
 - Michaels
 - Ulta & Ross
 - Mod Pizza
- Market Place
 - Bartell's
 - Ram Restaurant
- Costco (pending)

2018 City BLR Status

- Remaining Vacant / Re-developable – 727 acres
- Critical Areas Encumbered – 370 acres
- Net Buildable Acres – 349 acres



Other resources

- Department of Commerce Resources – <https://www.commerce.wa.gov/serving-communities/growth-management/>
- GMA Related Laws – <https://www.commerce.wa.gov/about-us/rulemaking/gma-laws-rules/>
- Short Course Resources – <https://www.commerce.wa.gov/serving-communities/growth-management/short-course/>
- Municipal Research Services Center – <http://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/Comprehensive-Planning-Growth-Management.aspx>

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